



Summarized Minutes: Design Development Meeting #2

31 July 2013

Location	Start	End	Prepared By	Company
318 Capitol St. Paul, MN	8:30 a.m.	5:00 p.m.	Michael Bjornberg	HGA

Attendees					
	Gordon Christofferson, RECS	A	Dan Metcalf, PMD		Bob Loversidge, SCA
	Wayne Waslaski, RECS	A	Gordon Specht, PMD		Melinda Shah, SCA
	Paul Brown, MOCA	A	Roger Thorsvik, PMD	A	Tim Velazco
	David Hart, MOCA		Kari Suchy, PMD	A	Michael Bjornberg, HGA
A	Joe Stahlmann, MOCA		Larry Gleason, CPMI		Becky Greco, HGA
A	Jim Aleckson, PMD	A	Susan Jones, CPMI	A	Kimberly Monson, HGA
A	Chris Guevin, PMD	A	Rik Myhre, JED		Leigh Rolfshus, HGA
A	Craig Janke, PMD	A	Jim Rinner, JED		Deb Young, HGA
	Anne Johnson, PMD		David Slovikoski, JED		

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The topics discussed in these meetings included the introduction to the process, the schedule of Design Development meetings and the schedule of team design sessions. Please see the Design Development Meeting Plan for additional information.

001-001	Terrace Level Public Space	Design Team
	<ol style="list-style-type: none"> 1. Paint will be removed from original stone walls and they will be left natural in office areas and public spaces. Paint removal techniques will be tested starting Monday Aug. 5. Architects to review. 2. New walls will be painted brick. 3. Original structural vaulted ceilings will be exposed and painted a light color. When demolition is under way, these ceilings will be reviewed for extent of repair. General roughness of original finish will be considered acceptable. 4. Flooring – Design Team will continue to research porcelain tile and slate tile. Slate is included in the current budget. Since the basement will continue to see heavy utilitarian traffic, durability will be a top priority. Porcelain tile has been in the River Center for 20 years and wearing well. 5. Use CMU or brick for walls enclosing mechanical spaces. 6. Concrete curb at stone walls will allow for concealed conduit and cleaning maintenance edge. May not be in mechanical spaces due to budget. Will be painted a color to be similar to floor tile color. PMD prefers paint for these curbs rather than a polished or exposed concrete finish, as the painted surface is easier to maintain. 7. Doors will be painted wood panel doors with hollow metal frames encased in wood trim. PMD would prefer a dark paint color as it is easier to maintain. 	

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	8. Corner protection will be considered at locations that are not stone, CMU, or brick.		
002-001	New Dining Spaces 1. Carpet floor, painted gyp board or painted brick walls, ADA compliant ramps to provide transition from existing Rathskeller floor level, power for charging personal electronic devices, TV set up planned, adequate lighting (adjustable – controlled). With a statute for alcohol to be served in Rathskeller in place, this area could become a multi-purpose space. Vending area will have a hard surface floor and floor drains.	Design Team	
003-001	Governors Dining 1. Repair existing plaster walls and crown molding, catering area adjacent, the current floor will be removed down to original level, paint analysis to determine original color. More research will be done on what the original flooring material may have been. Investigate restoration work on mural. Potentially key card access.	Design Team	
004-001	Judge's Dining Area 1. Checkerboard floor tile, plaster cornice and molding, paint analysis to determine original color, re-plaster walls due to condition. Investigate restoration work on mural. Potentially key card access.	Design Team	
005-001	Rathskeller 1. Extensive restoration has already occurred in this space. New infrastructure work should largely be able to be completed without disturbing the current finishes. 2. The floor level in this space is higher than the remainder of the basement, so a transition / ramp will need to be created outside of the Rathskeller. 3. Some accommodations will need to be made for TVs. Should be easily reversible, flexible for updates in technology, and historically sensitive. 4. Acoustical treatments will be considered with an Acoustics Specialist, but may include tablecloths, chair seat pads, rugs, batting under tables, curtains on windows and banners / tapestries. 5. Plaster work and decorative painting will be needed around new sprinkler head locations. 6. Supplemental lighting may also be considered. 7. Refrigerators/coolers/freezers should all be on back-up power.	Design Team	
006-001	Stairs 1. New Grand Stairs to Terrace Level from Ground a. Further exploration needed into structural / ceiling materials over existing stairs into basement. b. Black iron fixtures. c. Presented one option for modifying stairs to make a more grand connection between Ground and Terrace floors. Additional options to be developed and further reviewed at future review meeting. d. Brick walls below new stairs, display areas 2. Elliptical Stair: Plaster repair in ceilings. No modifications of railing heights, treads or risers. 3. Extending Secondary Corridor Stairs: a. All decisions to be reviewed and documented as approved by the code official. b. Exit stairs are usually preferred to be consistent from top to bottom, and therefore new portions will match existing stair width, tread and riser	Design Team	

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	<p>dimensions, and railing heights and configuration.</p> <p>c. Treads are carpeted now, but it is believed they were originally Tennessee pink marble. Will investigate what condition the marble is in, if it still in place. New treads planned to be stone. Carpet may also be considered.</p> <p>d. All wood hand rails to be stripped and refinished.</p> <p>e. Remaining Cast iron railings will be repainted. Current condition will need to be evaluated to determine if stripping of existing paint will be required or if touch up sanding will be acceptable.</p> <p>f. New stair structure portions will be either a custom steel shape to match existing or a standard steel shape with wood trim to recreate original profile. Custom steel shape preferred if cost difference is small.</p> <p>4. New Exit Stair: JE Dunn currently has price for basic stair. Cost estimate to be updated per stair design details provided by design team. Character of stair similar to the Secondary Corridor stair extensions.</p>		
010-001	<p>New Restrooms</p> <p>1. Existing conditions summary: Tennessee pink marble partitions, wood panel doors, nickel (stainless) frames at mirrors and other original fixtures.</p> <p>2. Planning new restrooms – Men’s, Women’s, and Unisex at typical location on each floor. New restrooms will meet State ADA requirements.</p> <p>3. Inventory existing materials for potential reuse.</p> <p>4. Current plan is new to look like original with similar materials. There are a variety of options for using the original stone in more limited locations:</p> <p>a. Could use marble for front panels only and another material for stall separators.</p> <p>b. Floors – marble or another material.</p> <p>c. Discussion about marble use and durability.</p> <p>d. Solid sheet marble is easier to clean than tile with multiple grout lines.</p> <p>e. As accessories are upgraded, there is a need to cover or patch old mounting holes. It would be desirable to have a material that is easier to patch.</p> <p>f. More information and images will be provided at future meeting to facilitate decision.</p> <p>5. Floor mounted vs. wall mounted toilets. Original stone floors have a recess around the toilets. Maintenance would prefer wall-mounted toilets, but will accept floor mounted if the Design Team decides it is important for a historic appearance.</p> <p>6. The original urinals may have extended down into the floor. This may be desirable for a historic appearance and maintenance, but may not meet ADA.</p> <p>7. Original lighting at partitions tops will be reused where possible. Controlling them via motion sensor will be considered.</p> <p>8. PMD does not recommend touchless toilets and faucets. The current installations of these items do not operate properly and are expensive to maintain. They would prefer manual toilets and sinks. The appearance of manual fixtures may also be more historically appropriate.</p> <p>9. PMD does not recommend hand dryers. They are not sanctioned by the State Health. State stopped conversion to hand blowers and is moving back to paper towels. They do recommend the touchless hand towel dispensers. It is also recommended to locate a trash can outside of bathroom doors so that people can use the paper towel to open the restroom door.</p> <p>10. Touchless faucets, urinals and toilets are constantly improving. Using wall to</p>	Design Team	

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	provide future flexibility for power, fixture changes would be desirable.		
011-001	<p>11. Little preference between undermount or drop-in sinks. Either application should be detailed with a sealant bead at joint for maintenance.</p> <p>Basement Restrooms</p> <ol style="list-style-type: none"> 1. Black partitions, wood doors, black countertops, nickel finishes, and white subway tile for wall surfaces were proposed. 2. Some concern about black countertops showing water spots. A fleck or finish that would disguise water spots would be preferred. 3. Grout lines hard to keep clean, so larger tile is preferable. Large slab is ideal. 	Design Team	
012-001	<p>Rotunda Elevators</p> <ol style="list-style-type: none"> 1. Otis was original elevator provider – trying to get original shop drawings. 2. Proposed cab design includes beveled glass front, cork floor, glass back, wood and glass sides, cork floor, and painted tin ceiling. Options will be further reviewed with Elevator design consultant. 3. Lower portion of glass front will need to be obscured for visual privacy. 4. Flooring material needs to be able to stand up to moisture and salt. 5. Highly durable and low-maintenance cab materials preferred. Maintenance time is at a premium. Wood is ok, as long as it is hardwood with a durable finish. Brass used in elevators in other buildings has been problematic as polishing is too labor intensive. 6. Glazed block in hoistway will be cleaned. Patched areas in hoistway will be painted white. 7. Elevator machine room is currently accessed from a stair going up alongside the shaft walls. This access stair will limit cab size. A new access path will be considered, as long as it is acceptable for maintenance personnel. 8. Modifications for the heating and cooling of the elevator machine room may need to be made based on requirements for the new equipment. 9. All Elevators should be issued in one Work Package and should all be by the same manufacturer. For construction scheduling, it would be beneficial to order all elevators in Work Package 2. 	Design Team	
013-001	<p>Governor's Elevator</p> <ol style="list-style-type: none"> 1. Bronze doors with etched pattern. 2. Carpet Floor, Oak wall panels, Painted Tin Ceiling, Ceiling mounted light fixture. 	Design Team	
014-001	<p>New Service Elevator</p> <ol style="list-style-type: none"> 1. PMD recommended that a Class C elevator rated for 5,000 lb point loads is required. This is to be verified further with the Elevator consultant (VDA). It will need to accommodate motorized pallet jacks with a pallet full of paper. Use of forklift into this elevator is not anticipated. 2. Proposed Cab finishes: Cork floor, wood and metal grille wall panels, painted tin ceiling, and etched bronze doors. 3. Doors should be minimum width required to accommodate pallet. 	Design Team	

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1 August 2013

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318 Capitol St. Paul, MN	8:30 a.m.	11:30 a.m.	Michael Bjornberg	HGA

Attendees					
	Gordon Christofferson, RECS		Dan Metcalf, PMD		Bob Loversidge, SCA
	Wayne Waslaski, RECS		Gordon Specht, PMD		Melinda Shah, SCA
	Gary Boyd, MOCA		Roger Thorsvik, PMD	A	Tim Velazco
	Paul Brown, MOCA		Kari Suchy, PMD	A	Michael Bjornberg, HGA
	David Hart, MOCA		Larry Gleason, CPMI		Becky Greco, HGA
A	Joe Stahlmann, MOCA	A	Susan Jones, CPMI	A	Kimberly Monson, HGA
	Jim Aleckson, PMD	A	Rik Myhre, JED		Leigh Rolfshus, HGA
	Chris Guevin, PMD	A	Jim Rinner, JED		Deb Young, HGA
A	Howard Hiipalka, PMD		David Slovikoski, JED		
	Craig Janke, PMD				
	Anne Johnson, PMD				

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015-001	Scope of Work in Zone 1 Spaces (not including Chambers, Retiring Rooms, or Governor’s Reception) 1. Plaster repair. 2. Painting. 3. Stone repair. 4. Woodwork. 5. Hardware. 6. Signage and wayfinding. 7. Furniture restoration. 8. Artwork. 9. Fire protection. 10. Lighting. 11. HVAC. 12. Communications.		
016-001	Plaster Repair 1. Rotunda – full repair and repainting required. Significant plaster damage and cracking. Dome is continuing to dry out. Design team to establish SF and % of repair types/extents.	Design Team	
017-001	Decorative Paint 1. Conrad Schmitt has evaluated scope of painting and established a preliminary budget. Design Assist will continue to review scope, condition and extent. 2. There is currently an allowance for decorative painting. The Design Team will recommend priorities for work scope, and the Owner will review and approve.	Design Team	

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018-001	Stone Work	Design Team	
	1. Repair as required. Clean throughout.		
019-001	Woodwork Scope	Design Team	
	1. Refinish all existing wood work to match color selected for windows. Doors and trim constitute the majority of woodwork, but this also includes the built-in casework, such as the desks at the front of each chamber.		
	2. The majority of exterior doors are wood, and will be refinished as above, but with weather appropriate finishes.		
	3. Any currently hidden wood wall panels or wainscot would be “hidden conditions” and be covered by Contingency. Anything that is on original drawings but not seen would be “inferred conditions.”		
	4. Wood wall paneling in Retiring Rooms and Governor’s reception room will not be refinished.		
	5. Design team is not planning any new wainscot for spaces at this time.		
020-001	Hardware	Design Team	
	1. Door knobs were replaced with levers in 1990s. Levers and inner workings of hardware are not holding up well. Hard to maintain and breaks easily. Need to meet with State Carpentry group to discuss issues and potential options further.		
	2. Design team had not planned to replace existing lever handles on the doors.		
	3. Heavy duty hardware required.		
021-001	Signage and Wayfinding	Design Team	
	1. Need removable signs at offices for personnel changes, but the background can be fixed.		
	2. There are painted numbers on some doors. If these are original, they will be retained. The Design Team may consider having them repainted.		
	3. Consultant being engaged to assist in wayfinding and signage patterns.		
	4. Signage will be coordinated with State ADA requirements.		
	5. Finish of signage to be bronze.		
022-001	Furniture	Design Team	
	1. Furniture is in FF&E scope		
	2. Scope of FF&E work to be forthcoming (MOCA)		
	3. Scope of work at Members desks to be verified by FF&E.		
	4. MHS should recommend scope of work for original loose furniture.		
	5. The dais at each chamber (fixed furniture) is in the construction budget/ scope of work. (see Item 019-001 – Woodwork)		
023-001	Artwork	Design Team	
	1. Fine art is not in construction budget and there is no budget source at this time.		
	2. All fine art will be removed from the building, stored, and re-hung in the building. Cost is included in Relocation Budget.		
	3. Attached murals in the building (Justices Dining Mural, Governor’s Dining Mural, House Retiring Room, etc.) will have to be assessed to determine a recommended scope of work. These will be protected in place during construction.		
024-001	Sprinkler Heads	Design Team	
	1. Sprinklers will be carefully coordinated with existing painting, patterns, etc. to be able to hide them “in plain sight” where possible.		
	2. Many will be side wall locations.		
	3. Design Assist Fire Protection is currently being retained. CPMI sent		

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	recommendation into RECS.		
	4. No pre-action smoke sensing system is currently included.		
	5. Susan Jones noted that electrical connections for the Fire Protection System are required and will not be considered an add.		
025-001	Lighting 1. Reuse, refurbish existing historic fixtures. They will be rewired and relamped as necessary. LED will be utilized where suitable. 2. Lighting design work session scheduled for September 17 & 18 at HGA offices. Crenshaw, Schuler Shook, and HGA lighting designers will all be included. 3. Design team intends to have some initial lighting mock-ups ready for review by the lighting design work session. Other mock-ups may, such as the Terrace, will have to be completed after DD.	Design Team	
026-001	HVAC 1. Historic grilles to be reused, new grilles to use historic as pattern for period appropriate	Design Team	
027-001	Communication Systems 1. Will be covered in further DD Review meeting (Systems) 2. Need to develop plan to accommodate TV and radio broadcast capability in public areas (wire management).	Design Team	
028-001	Metals 1. Identify extent of work at skylights: cleaning and repair as required. 2. Identify extent of work at railings: cleaning and repainting or re-finishing. 3. Painted handrails need to be refinished in historic appropriate finish. 4. Need to verify extent and condition of any metal plating. 5. South Entry doors are bronze, will need to determine scope of work. 6. Chambers metal gates may need work. Scraping on floor finishes. Consider removing carpet at Senate Chamber entry. Consider more appropriate stop to protect walls.	Design Team	
029-001	Keying 1. Office doors currently use key locks. With high personnel turn-over rate, re-coring each time is expensive and transfer of keys creates security concern. 2. Consider card readers for office doors. Provides better flexibility when office occupants change. Initial cost may reduce long term maintenance costs. 3. Card key locations will be discussed with Capitol Security. 4. Design team to provide further research on other capitols and lessons learned.	Design Team	

cc: E-mailed to the following:

Gordon Christofferson, RECS
 Gary Slowiak, RECS
 Wayne Waslaski, RECS
 Paul Brown. MOCA
 David Hart, MOCA
 Joe Stahlmann. MOCA

Bob Loversidge. SCA
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File: 0476-061-00